

In re:
Miranda Tsang
Debtor

Case No. 12-20703-jkf
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: PaulP
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

Date Rcvd: Aug 23, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 25, 2017.

db +Miranda Tsang, 1617 Hampton Road, Havertown, PA 19083-2505

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE.

TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 25, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 23, 2017 at the address(es) listed below:

ALEXANDRA T. GARCIA on behalf of Creditor Bank of America, N.A. ecfmail@mwc-law.com
ANN E. SWARTZ on behalf of Creditor Bank of America, N.A. ecfmail@mwc-law.com,
ecfmail@mwc-law.com
ANN E. SWARTZ on behalf of Creditor NATIONSTAR MORTGAGE, LLC ecfmail@mwc-law.com,
ecfmail@mwc-law.com
BRIAN CRAIG NICHOLAS on behalf of Creditor NATIONSTAR MORTGAGE LLC bnicholas@kmllawgroup.com,
bkgroup@kmllawgroup.com
CELINE P. DERKRIKORIAN on behalf of Creditor BANK OF AMERICA, N.A. ecfmail@mwc-law.com
JEROME B. BLANK on behalf of Creditor BANK OF AMERICA, N.A. paeb@fedphe.com
JOSHUA ISAAC GOLDMAN on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2006-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1 bkgroup@kmllawgroup.com,
bkgroup@kmllawgroup.com
LESLIE J. RASE on behalf of Creditor The Bank of New York Mellon, by its attorney in fact Ocwen Loan Servicing, LLC pabk@logs.com, lerase@logs.com
MARIO J. HANYON on behalf of Creditor BANK OF AMERICA, N.A. paeb@fedphe.com
MARISA MYERS COHEN on behalf of Creditor NATIONSTAR MORTGAGE, LLC mcohen@mwc-law.com
MATTEO SAMUEL WEINER on behalf of Creditor NATIONSTAR MORTGAGE LLC bkgroup@kmllawgroup.com
SHANE H. HOBBS on behalf of Debtor Miranda Tsang bkynotices@shanehobbslawoffice.com,
shane@shanehobbslawoffice.com
STEVEN K. EISENBERG on behalf of Creditor The Bank of New York Mellon, by its attorney in fact Ocwen Loan Servicing, LLC seisenberg@sterneisenberg.com, bkeef@sterneisenberg.com
THOMAS I. PULEO on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2006-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1 tpuleo@kmllawgroup.com,
bkgroup@kmllawgroup.com
United States Trustee USTPRegion03.PH.ECF@usdoj.gov
WILLIAM C. MILLER on behalf of Trustee WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com,
philaecf@gmail.com
WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 17

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

Miranda Tsang	Debtor	Chapter 13
Bank of America, N.A.	Movant	Bankruptcy No. 12-20703-JKF
vs.		
William C. Miller, Trustee Miranda Tsang	Respondents	

ORDER

AND NOW, this 23rd day of August, 2017, it is hereby ORDERED that the automatic stay of Bankruptcy Code §362(a) be, and the same hereby is, MODIFIED to permit Bank of America, N.A. to exercise applicable state court remedies with respect to the property located at: 1617 Hampton Rd, Delaware Havertown, PA19083



Jean K. FitzSimon
United States Bankruptcy Judge

cc.:

William C. Miller
Chapter 13 Trustee
1234 Market Street
Suite 1813
Philadelphia, PA19107

1617 Hampton Road
Havertown, PA 19083

Office of the US Trustee
833 Chestnut Street, Suite 500
Philadelphia, PA 19107

Alexandra T. Garcia, Esquire
McCabe, Weisberg & Conway
123 S. Broad St., Suite 1400
Philadelphia, PA 19109

Shane H. Hobbs
The Law Office of Shane H. Hobbs, Esq.
Masonic Building
4 South 2nd Street, Suite 303
Pottsville, PA 17901

Miranda Tsang